

PLANNING COMMISSION MEETING
June 17, 2015

Chairperson Kondrick called the Planning Commission Meeting to order at 7:00 p.m.

MEMBERS PRESENT: David Kondrick, Brad Sielaff, Leroy Oquist, David Ostwald, and Mike Heintz

MEMBERS ABSENT: Dean Saba and Todd Olin

OTHERS PRESENT: Stacy Stromberg, Planner
Jonathan Gesch, Rose City Sign

Approval of Minutes: May 20, 2015

MOTION by Commissioner Sielaff to approve the minutes as presented. Seconded by Commissioner Ostwald.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

1. PUBLIC HEARING:

Consideration of a Special Use Permit, SP #15-06, by Rose City Sign, to allow an electronic message center sign, generally located at 5667 University Avenue NE.

MOTION by Commissioner Oquist to open the public hearing. Seconded by Commissioner Sielaff.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:02 P.M.

Stacy Stromberg, Planner, stated the petitioner, Rose City Sign, who is representing SuperAmerica at 5667 University Avenue, is requesting a special use permit to allow the retrofit of the existing manual pricing sign, to an electronic pricing sign on the existing pylon sign.

Ms. Stromberg stated a 68 square foot free-standing sign already exists on the subject property. The existing sign will remain as is, with the only change being to remove the existing manual pricing signs with new LED price signs.

Ms. Stromberg stated the subject property is located on the southeast corner of University Avenue and 57th Avenue. The property is zoned C-2, General Business and is also in the TOD (Transit Oriented Development) Overlay District. In 1965 a service station was constructed on the property. The pylon sign was originally constructed that same year, but has been modified several times over the years. The original service station was demolished in 1978. Land use records indicate that a special use permit was issued in 1978 to allow the Super America gas station use, and the new station was constructed in 1986.

Ms. Stromberg stated electronic changeable signs are an approved special use in any zoning district, except residential, provided the message doesn't change more often than once every 45 seconds. The sign also needs to be in conformance with the sign requirements for the zoning district, in which the property is located. The property is zoned, C-2 General Business, which requires that free standing signage cannot

exceed 80 square feet in size. The existing sign meets that size requirement as will the new sign. The total sign area of the sign with the retrofit to LED price signs is 68 square feet, with the LED piece of the sign being 41 square feet.

Ms. Stromberg stated the TOD Overlay district has prohibited these types of sign because generally these types of signs are not pedestrian friendly and most TOD districts encourage developments that rely on pedestrians and walkability. This TOD location within Fridley is unique in that it is bordered by a freeway and has a highway that dissects it. As a result, staff has concluded that electronic changeable message signs will be permitted in this Overlay district provided they are located on free-standing signs. A text amendment to this section of code was approved by the Planning Commission on May 20, 2015 and the City Council held a public hearing to consider the change on June 8, 2015. They did continue the public hearing until this coming Monday and will continue that discussion.

Ms. Stromberg stated it will be stipulated that the sign will not be able to be retrofitted until the second reading of the ordinance change has occurred and the ordinance becomes official, which is 14 days after publication of the ordinance.

Ms. Stromberg stated City staff recommends approval of the special use permit as electronic changeable signs are an approved special use in the commercial zoning district, provided the sign complies with Code requirements, subject to stipulations.

Ms. Stromberg stated City staff recommends that if the special use permit is granted, the following stipulations be attached:

1. The petitioner shall obtain sign permit and current sign erector license prior to installing any signage on site.
2. Proposed sign modification shall not occur until the TOD Overlay District text amendment under consideration which allows electronic changeable message centers on free-standing signs has become official.
3. Message on L.E.D. sign shall not change more often than authorized under Section 214.07 of the Fridley City Code.
4. Message on L.E.D. sign shall never flash or have motion that may distract vehicular traffic in the area.

Commissioner Oquist stated the only thing that is going to be changing are the prices. They are not going to have any messages.

Chairperson Kondrick replied, yes, that is correct.

Chairperson Kondrick asked the petitioner if he had any questions for them regarding the stipulations?

Jonathan Gesch, Rose City Sign, replied, no, he thinks those are fairly reasonable stipulations and ones that could be followed.

Chairperson Kondrick asked whether he understands the TOD regulations?

Mr. Gesch replied, he does not understand the TOD regulations.

Chairperson Kondrick stated they are waiting for a final deal from the City Council. He asked Ms. Stromberg to tell Mr. Gesch what it is all about.

Ms. Stromberg stated a few years ago this property was involved in an Overlay District which is related to the location of the commuter train station. The City created an overlay district that would allow different types of setbacks and requirements for those properties that are within close vicinity of the train station. That particular Code did not allow these electronic changeable signs. The City has since had SuperAmerica and a few other businesses in the TOD ask the City to reconsider that, and staff decided that was something we could consider provided that the sign is on the freestanding sign and not on the building.

Mr. Gesch asked whether that would be for electronic message centers as well?

Ms. Stromberg replied, yes.

Mr. Gesch stated this sign is not having one but just for future. There is a possibility they could use one.

Ms. Stromberg replied, yes

Chairperson Kondrick stated the City Council will be acting on the text amendment this on Monday. It should be clear sailing as far as Mr. Gesch is concerned, and then he will have to be before the Council again for this request on July 13.

Mr. Gesch stated and from what he understands no work can be done until 14 days after.

Ms. Stromberg replied, correct.

MOTION by Commissioner Oquist to close the public hearing. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:11 P.M.

Chairperson Kondrick stated he did not have any problem with this.

MOTION by Commissioner Sielaff to approve Special Use Permit, SP #15-06, by Rose City Sign, to allow an electronic message center sign, generally located at 5667 University Avenue NE with the following stipulations:

1. The petitioner shall obtain sign permit and current sign erector license prior to installing any signage on site.
2. Proposed sign modification shall not occur until the TOD Overlay District text amendment under consideration which allows electronic changeable message centers on free-standing signs has become official.
3. Message on L.E.D. sign shall not change more often than authorized under Section 214.07 of the Fridley City Code.
4. Message on L.E.D. sign shall never flash or have motion that may distract vehicular traffic in the area.

Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Receive the Minutes of the May 4, 2015, Parks & Recreation Commission Meeting.

MOTION by Commissioner Heintz to receive the minutes. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

3. Receive the Minutes of the May 7, 2015, Housing and Redevelopment Commission Meeting.

MOTION by Commissioner Sielaff to receive the minutes. Seconded by Commissioner Ostwald.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

4. Receive the Minutes of the May 12, 2015, Environmental Quality and Energy Commission Meeting.

MOTION by Commissioner Oquist to receive the minutes. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

Ms. Stromberg stated the special use permit for Grace Evangelical Free Church electronic sign from last month was approved by the City Council. The next meeting is July 15, and they do have one item on that agenda.

ADJOURN:

MOTION by Commissioner Oquist to adjourn. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:15 P.M.

Respectfully submitted,

Denise M. Johnson

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Recording Secretary